Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

104/27 Oxford Street, Collingwood Vic 3066

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$985,000

Median sale price

Median price	\$612,500	Hou	ISE	Unit	х	Suburb	Collingwood
Period - From	01/01/2017	to	31/12/2017		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	407/132 Smith St COLLINGWOOD 3066	\$915,000	21/10/2017
2	70/1 Wellington Cr EAST MELBOURNE 3002	\$895,000	13/12/2017
3	13/76 Oxford St COLLINGWOOD 3066	\$888,500	23/11/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



103/27 Oxford Street, Collingwood Vic 3066





Rooms: **Property Type:** Agent Comments

Indicative Selling Price \$930.000 **Median Unit Price** Year ending December 2017: \$612,500

Comparable Properties



407/132 Smith St COLLINGWOOD 3066 (REI/VG)





Method: Auction Sale Date: 21/10/2017 Rooms: -Property Type: Apartment

Price: \$915,000

70/1 Wellington Cr EAST MELBOURNE 3002 Agent Comments

Agent Comments



(REI)

Price: \$895.000 Method: Private Sale Date: 13/12/2017 Rooms: 3 Property Type: Apartment



13/76 Oxford St COLLINGWOOD 3066 (REI/VG) Agent Comments



Price: \$888,500 Method: Sold Before Auction Date: 23/11/2017 Rooms: -Property Type: Apartment

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